

PARTITION PLAT No. 2019-015

A REPLAT OF PARCELS A AND B OF MLP-02-12, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: TYLER STREET COMMONS, LLC.

DATE: SEPTEMBER 4, 2019

SHEET 1 OF 2

NOTE:
THE PROPERTY IS SUBJECT TO AN IRREVOCABLE LICENCE TO ENTER REAL PROPERTY STORMWATER QUALITY FACILITIES AGREEMENT PER BCDR 2019-585246.

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT PLANNING DIVISION CASE MRP-2019-01.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH RIGHT OF WAY LINE OF NW TYLER STREET PER BENTON COUNTY SURVEY No. 7601, AS SHOWN ON ATTACHED MAP.

BOUNDARY DETERMINATION

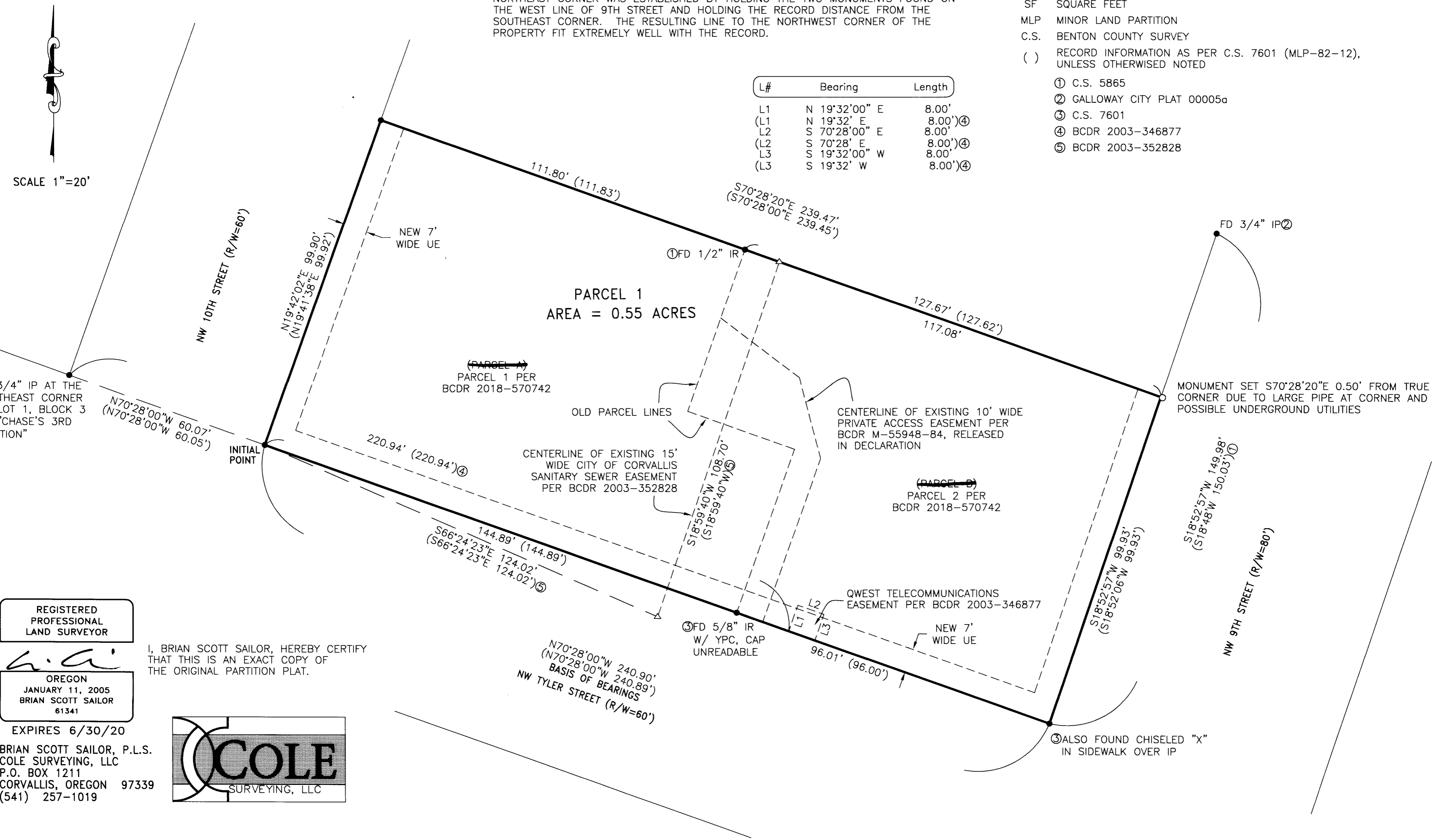
ALL MONUMENTS FOUND AT THE CORNERS OF THE PROPERTY WERE HELD. THE NORTHEAST CORNER WAS ESTABLISHED BY HOLDING THE TWO MONUMENTS FOUND ON THE WEST LINE OF 9TH STREET AND HOLDING THE RECORD DISTANCE FROM THE SOUTHEAST CORNER. THE RESULTING LINE TO THE NORTHWEST CORNER OF THE PROPERTY FIT EXTREMELY WELL WITH THE RECORD.

LEGEND

- SET COPPER MARKER IN CONCRETE MARKED "COLE LS 61341" TOP IS 1-1/16" IN DIAMETER AND SHAFT IS 1-11/16" IN LENGTH
- FOUND 1/2" IP PER GALLOWAY CITY PLAT 00005a, UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- FD FOUND
- R/W RIGHT OF WAY
- SF SQUARE FEET
- MLP MINOR LAND PARTITION
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER C.S. 7601 (MLP-82-12), UNLESS OTHERWISE NOTED

- ① C.S. 5865
- ② GALLOWAY CITY PLAT 00005a
- ③ C.S. 7601
- ④ BCDR 2003-346877
- ⑤ BCDR 2003-352828

L#	Bearing	Length
L1	N 19°32'00" E	8.00'
(L1)	N 19°32' E	8.00'④
L2	S 70°28'00" E	8.00'
(L2)	S 70°28' E	8.00'④
L3	S 19°32'00" W	8.00'
(L3)	S 19°32' W	8.00'④



SCALE 1"=20'

FD 3/4" IP AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF "CHASE'S 3RD ADDITION"

MONUMENT SET S70°28'20"E 0.50' FROM TRUE CORNER DUE TO LARGE PIPE AT CORNER AND POSSIBLE UNDERGROUND UTILITIES

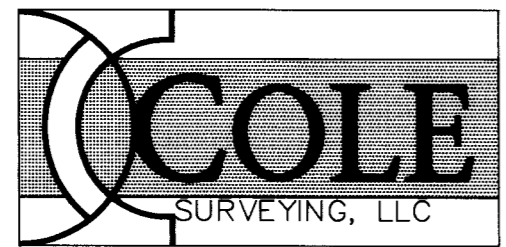
REGISTERED PROFESSIONAL LAND SURVEYOR

Brian Scott Sailor
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/20

BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 257-1019

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.



2019-015

PARTITION PLAT No. 2019-015

REPLAT OF PARCELS A AND B OF MLP 02-10, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: TYLER STREET COMMONS, LLC.

DATE: SEPTEMBER 4, 2019

SHEET 2 OF 2

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT TYLER STREET COMMONS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL AND EASEMENTS AS SHOWN ON THE ATTACHED MAP. OWNER DOES HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENT TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. OWNER DOES ALSO HEREBY RELEASE AND EXTINGUISH THE 10 FOOT WIDE PRIVATE ACCESS EASEMENT, AS NOTED ON THE ATTACHED MAP.

Chris Saltveit signature
CHRIS SALTVEIT
AS: Member / Manager
FOR TYLER STREET COMMONS, LLC

ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Benton) SS

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF SEPT, 2019, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR CHRIS SALTVEIT, AS Member / Manager FOR TYLER STREET COMMONS, LLC, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Jeni-tsu Pensader signature
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 952782
MY COMMISSION EXPIRES July 25, 2020



APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2020.

BY: Sami Gray signature
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT
DATE: 9-21-19

BY: Debbie Bauer signature
BENTON COUNTY TAX COLLECTOR
DATE: 09-24-2019

APPROVED: [Signature]
BENTON COUNTY SURVEYOR
DATE: 9-25-2019

CITY OF CORVALLIS CASE MRP-2019-01

APPROVED: [Signature]
CORVALLIS PLANNING DIVISION MANAGER
DATE: 9-16-2019

APPROVED: Greg A. Seal signature
CITY OF CORVALLIS ENGINEER
DATE: 09-17-19

RECORDING:

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2019-015 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2019-586587 ON THIS DAY OF September 25, 2019, AT 1:33 O'CLOCK PM.

BY: [Signature]
BENTON COUNTY CLERK

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO TYLER STREET COMMONS, LLC, IN BENTON COUNTY DEED RECORD 2018-570742, SAID POINT ALSO BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NW TYLER STREET AND THE EAST RIGHT OF WAY LINE OF NW 10TH STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF NW 10TH STREET NORTH 19'42'02" EAST 99.90 FEET TO A 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID TYLER STREET COMMONS PROPERTY; THENCE ALONG THE NORTH LINE OF SAID TYLER STREET COMMONS PROPERTY SOUTH 70'28'20" EAST 239.47 FEET TO THE NORTHEAST CORNER OF SAID TYLER STREET COMMONS PROPERTY, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NW 9TH STREET AND BEING WITNESSED BY A 1-1/16 INCH COPPER MARKER WHICH BEARS SOUTH 70'28'20" EAST 0.50 FEET FROM THE TRUE CORNER; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF NW 9TH STREET SOUTH 18'52'57" WEST 99.93 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID TYLER STREET COMMONS PROPERTY, SAID POINT ALSO BEING AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF NW 9TH STREET AND SAID NORTH RIGHT OF WAY LINE OF NW TYLER STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF NW TYLER STREET NORTH 70'28'00" WEST 240.40 FEET TO THE POINT OF BEGINNING.

240.90

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